

2035 33 Street SE  
Calgary, Alberta

MLS # A2176394



## \$549,000

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, On Street, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Animal Home, Open Floorplan, Storage		

**Inclusions:** 2nd Fridge

Discover Southview, where convenience meets charm in a lively community setting! This standout bungalow is directly across from the community center and Almadina Language Charter Academy, making it a prime spot for families. With four other schools within a short walk, it's an unbeatable location for fostering growth and education. Though the home features a tasteful renovation from the 1980s, it includes key modern upgrades, such as a new hot water tank and furnace within the past five years. Sitting on a spacious 50-foot lot with a side entrance, it offers a unique chance for a custom basement renovation—add more living space that perfectly fits your lifestyle. Experience the best of Southview living, where community warmth and personal comfort blend seamlessly.